

MEMORANDUM

July 2, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a demolition permit for the house located at 405 Valley View Dr., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code 1981 (HIS2014-00155).

STATISTICS:

1. Site: 405 Valley View Dr.
2. Dates of Construction: c. 1903
3. Zoning: RL-1 (Residential Low)
4. Lot Size: 5,724 sq. ft.
5. Owner/Applicant: Sam and Ashley Slattery

STAFF RECOMMENDATION:

The Community Planning and Sustainability Department (CP&S) recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board issue a stay of demolition for the building located at 405 Valley View Dr., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, in order to further explore alternatives to demolishing the building and adopt the staff memorandum with the findings as listed below.

Staff encourages the applicant to consider landmark designation of the house and its incorporation into future redevelopment plans for the site. A 180-day stay period would expire on Nov. 23, 2014.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff will require that prior to demolition the following be submitted to CP&S staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;

2. Black and white medium format archival quality photographs of the exterior of the house.

SUMMARY:

On May 16, 2014, the Community Planning and Sustainability Department received a demolition permit application for the house at 405 Valley View Dr. The building is not in a designated historic district or locally landmarked, but is over 50 years old and the proposed work meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981. On May 21, 2014, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”

After detailed analysis, staff considers that the property meets the significance criteria for individual landmark designation as an intact house dating from north Boulder’s early residential development. For this reason staff recommends the Landmarks Board issue a stay of demolition for the residence located at 405 Valley View Dr., for a period not to exceed 180 days from the day the permit application was accepted by the city manager.

PURPOSE OF THE BOARD’S REVIEW:

Pursuant to Section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 require review by the Landmarks design review committee (Ldrc). The Ldrc is comprised of two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines that there is “probable cause to consider the property may be eligible for designation as an individual landmark,” the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing.

If the Landmarks Board finds that the buildings proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date it was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (May 27, 2014, when the Landmarks Board fee was paid) and expire on Nov. 23, 2014, per Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION:

The subject property is located at the northeast corner of 4th St. and Valley View Dr. The property is not located in a designated or potential historic district. Until 1953, when the area was annexed into the city, Valley View Dr. was named North St.

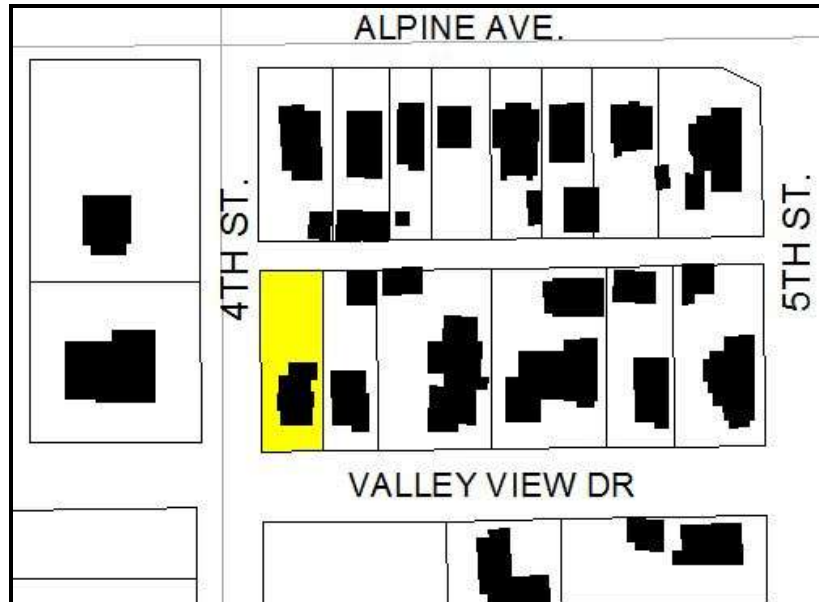


Figure 1. Location Map showing 405 Valley View Dr.



Figure 2. Southwest corner, 405 Valley View Dr., 2014.



Figure 3. South elevation, 405 Valley View Dr., 2014.

The building at 405 Valley View Drive is a one-and-a-half story frame dwelling with clipped cross-gable roof and overhanging eaves. The walls are clad with lap siding and the flat roofed porch at southeast corner has wrought iron support. The front door is paneled with transom above.



Figure 4. Façade entrance, 405 Valley View Dr., 2014.



Figure 5. East elevation, 405 Valley View Dr., 2014.

There are four double hung, one-over-one windows on the south elevation, paired on the first story and second story. A hipped roof hood is located above the windows on the first story. A large brick chimney, visible in the tax assessor photograph, is located on the south elevation. A stone retaining wall runs along the south and west property line and a fence continues from the northwest corner and along the north edge of the property. A permit for the fence was issued in 2007. An earlier permit for roofing work was issued in 1993 and another for chimney repair in 1994.



Figure 6. West elevation, 405 Valley View Dr., 2014.



Figure 7. North elevation, 405 Valley View Dr., 2014.



Figure 8. West elevation with backyard fence in view, 405 Valley View Dr., 2014.

The building retains much of its original form and materiality. The c.1944 tax assessor photograph indicates the building was clad in wood siding and the roof was sheathed in wood shingles. In 1949 the roof had been replaced with composition shingles, while the

original wood windows and doors remain. The wrought iron porch supports visible in the 1995 Historic Building Inventory photograph have been replaced with wood columns similar to those in the c.1949 photograph of the house. See Attachment A: Current Photographs



Figure 9. Tax Assessor Photo c. 1949.



Figure 10. South elevation, 405 Valley View Dr., 1995.

Today, the property is heavily vegetated with a stone wall bordering the east, west and south property lines. A dry stacked stone retaining wall, borders the south and east

property lines. A low stone retaining wall is visible in the c.1949 Tax Assessor photograph and the 1995 Historic Building Inventory photograph. The existing stone wall is considerably higher than those pictured and was either added to or constructed sometime between 1995 and 2007.



Figure 10a. South elevation, 405 Valley View Dr., 2014

NEIGHBORHOOD HISTORY¹

Prior to World War-II, North Boulder was predominately agricultural, consisting of crop land and cattle grazing. Truck gardens, orchards, and fruit cultivation were undertaken in small parcels of twenty acres and less. Well-known, large farms and ranches were located in this area of Boulder in the early 1900s, such as the Maxwell ranch near Linden Ave., where cattle were raised, and the Wolff farm to the southeast where dairy cattle were raised and fruit trees and wheat were grown.

In the late 1800s and early 1900s, most land in this area of Boulder was owned by James P. Maxwell, who had purchased the land from the U.S. Government in 1880. At that time, Maxwell acquired several thousand acres west of Broadway and north of what is now Hawthorn. These lands were primarily irrigated by Silver Lake Ditch (1888), which was constructed by Maxwell to water 1,000 acres of land in north Boulder. By the early 1900s, Maxwell began selling off the level land in small tracts of one to five acres; many

¹ North Boulder Historic Overview, 1994.

of these tracts were sold with water rights to Silver Lake Ditch. Since these tracts were well outside of the city limits, there was no restriction as to the use of the land; many of the owners planted orchards and truck gardens and continued this usage until the beginning of the building boom after World War II. See Attachment F: North Boulder Historical Background.

PROPERTY HISTORY

James P. Maxwell originally owned a large parcel of land in north Boulder, including the tract now known as 405 Valley View Dr. He sold this lot to Manuel Kellogg in 1900 and repurchased it in 1903. It is likely that the house was constructed during this period, as Manuel Kellogg was a carpenter contractor, and the address first appears in city directories in 1904.

Kellogg was born in Livingston, Michigan in 1867 and came to Boulder in the 1890s for the health of his first wife. She died in Boulder, and in 1897, he married Mary Green. Mary Athelia Green Kellogg was born in Minnesota in 1873 and came to Boulder in 1896. In 1906, the Kelloggs moved to California but returned in 1915 and later lived at 640 Hawthorn Ave.

The Mountain Hights (sic) subdivision, of which 405 North St. was part, was platted in 1903. Herschel Godard purchased the property from James Maxwell in 1904 and the address (405 North St.) first appears in the city directories that same year. Godard and his wife lived there in 1904 and 1905.



From 1910 until 1917, Charles W. and Ella M. Cochran lived at this address. Charles Cochran was born in Fort Wayne, Indiana in 1872 and was employed by the telephone company as a collector and cashier from 1907 until his retirement in 1937. Prior to working for the telephone company, Mr. Cochran had operated a grocery store at 17th and Pearl St. He was a member of the Telephone Pioneers Association, Columbia Lodge No. 14, and the Elks Lodge. He married Ella May Bellman in 1890. Ella was born in 1871 in Longmont died in 1933. She was active in a Bible school. The Cochrans had a daughter.

The property was purchased and sold frequently over the next decade. In 1928, Nellie Kautzsch purchased the property and lived there with her

husband, George and their six children, Sara (12), Hazel (10), Felicia (8), June (5) and Herbert (1). George was born in Ohio to German parents in 1887 and worked as a miner. Nellie was born in 1898 in Colorado to Scottish parents. It is possible the Kautzsch suffered financial hardship during the Great Depression, as the property was seized by the Boulder Building & Loan Association in 1934. The association owned the house for 10 years and utilized it as a rental.

In 1946, the E.O. Westermeyers purchased the house. A newspaper clipping noted that they bought the house from Miss Elizabeth Runck, a nurse at the Boulder Sanitarium. The Westermeyers taught at the Seventh Day Adventist junior academy at 9th and Portland Sts.

The house's longest residents were John and Anna Hanna, who purchased the property in 1951 and lived there until 1998. John Hanna was born in New Mexico and worked as a landscape contractor for many years, first with Rosenberger Gardens and later with Willow Works. Anna was born in Wyoming in 1900. The Hannas married in 1920 in Denver and had three children: Marguerite, John and Betty.

The current owners purchased the property in 2006.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board "shall consider and base its decision upon any of the following criteria:

- (1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

In considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (f)(3) and (f)(4) ..., the board may not consider deterioration caused by unreasonable neglect.

As detailed below, staff considers this property eligible for designation as an individual landmark.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975.
See Attachment E: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: The house located at 405 Valley View Dr. meets historic significance under criteria 1.

1. Date of Construction: c. 1903

Elaboration: James Maxwell sold the property to Manuel Kellogg in 1900 and repurchased it in 1903. Kellogg was a carpenter contractor and the address (405 North St.) first appears in city directories in 1904.

2. Association with Persons or Events: N/A

Elaboration: None of the occupants appear to have local, state or national significance.

3. Development of the Community: North Boulder

Elaboration: Throughout the early 20th Century, this area of Boulder was primarily agricultural, with its earliest residents listed as farmers, gardeners, or nurserymen. This is one of the earliest houses in the neighborhood and an early example of architecture in the Mountain Heights subdivision of what was then far north Boulder

4. Recognition by Authorities: Front Range Research Associates, Inc.

Elaboration: The 1995 architectural survey notes that "although altered, this house represents vernacular residential construction in Boulder as reflected in its lack of architectural details which would distinguish a particular style; the house's clipped cross-gable roof is a notable feature."

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 405 Valley View Dr. meets historic significance under criteria 1.

1. Recognized Period or Style: Colonial Revival

Elaboration: The house represents a well-preserved example of Colonial Revival residential architecture, including the prominent clipped cross-gable roof forms and classical porch details. The house remains largely intact, with the exception of the porch supports (replaced with iron supports and then restored with classical columns similar to the original). The building maintains a high degree of historic integrity.

2. **Architect or Builder of Prominence:** Manuel Kellogg likely constructed the house at 405 Valley View Dr.
3. **Artistic Merit:** None observed
4. **Example of the Uncommon:** None observed.
5. **Indigenous Qualities:** None observed

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 405 Valley View Dr. meets environmental significance under criterion 1.

1. **Site Characteristics:** The house sits on a small lot and a tall stone wall (non-historic) is located on the south and west property lines.
2. **Compatibility with Site:** This area of the Newlands neighborhood has changed dramatically in the last two decades. Many of the area's earlier residential buildings have been demolished or severely altered.
3. **Geographic Importance:** The house is prominently located on the corner of 4th St. and Valley View Dr.
4. **Environmental Appropriateness:** None observed
5. **Area Integrity:** This property is significant as a representative example of early Colonial Revival architecture in north Boulder. While the Newlands area has lost much of its historic integrity as a whole, there are some notable examples of Colonial Revival architecture of the 400 block of Valley View Ave. indicative of the turn-of-the twentieth century development that took place in the Mountain Heights subdivision.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

Many of the older houses in North Boulder have been demolished and replaced with new houses, creating an eclectic mix of architectural styles. This section of 4th St. generally retains its scale and character. In the early twentieth century, the area consisted primarily of farms, orchards and ranches; by the 1940s, residential development had begun in earnest. Many of the area residents worked as carpenters, shopkeepers, and for companies such as the Mountain States and Telephone Company.

CRITERION 3: CONDITION OF THE BUILDING

No information regarding the condition of the building has been submitted at this time.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

No information regarding the projected cost of restoration or repair has been submitted at this time.

ANALYSIS:

Staff considers that there is “probable cause” to consider the property at 405 Valley View Drive may be eligible for designation as an individual landmark based upon its historic and architectural significance.

NEIGHBORHOOD COMMENT:

Staff has received no comment to date from the public on this matter.

THE BOARD’S DECISION:

If the Landmarks Board finds that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the building to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the demolition of the building (section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on Aug. 23, 2014.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 405 Valley View Dr. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area’s past;

3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

ATTACHMENTS:

Attachment A:	Current Photographs
Attachment B:	Historic Building Inventory Form
Attachment C:	Boulder County Tax Assessor Card c. 1958
Attachment D:	Deed and Directory Research
Attachment E:	Significance Criteria for Individual Landmarks
Attachment F:	North Boulder Historical Background

Attachment A: Current Photographs



Photo 1. View of south elevation and stone wall, 405 Valley View Dr., 2014.



Photo 2. South elevation and front porch, 405 Valley View Dr., 2014.

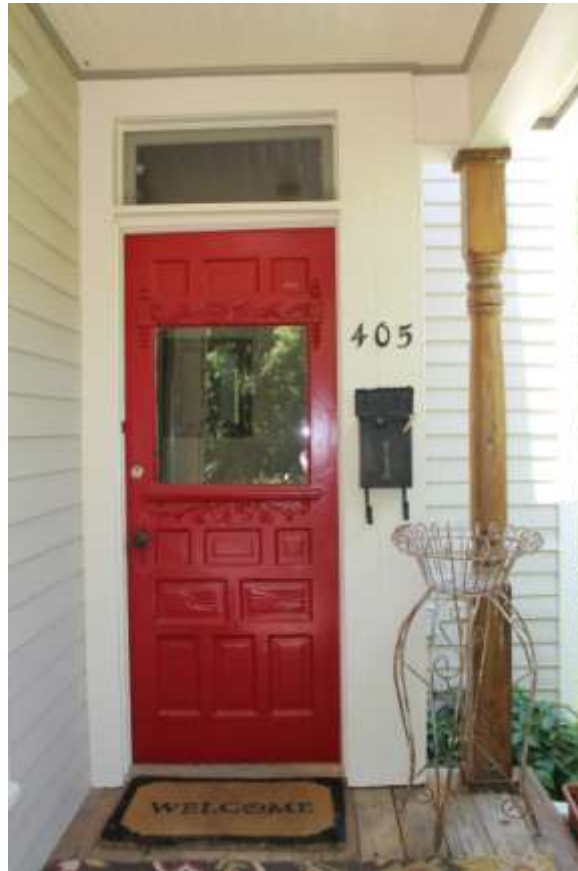


Photo 3. View of front porch and door, 405 Valley View Dr., 2014.



Photo 4. South elevation, 405 Valley View Dr., 2014.



Photo 5. East elevation, 405 Valley View Dr., 2014.



Photo 6. West elevation, 405 Valley View Dr., 2014.



Photo 6. View of stone wall along west property line, 405 Valley View Dr., 2014.



Photo 7. Northwest elevation, 405 Valley View Dr., 2014.



Photo 8. West elevation, 405 Valley View Dr., 2014.



Photo 9. North elevation, 405 Valley View Dr., 2014.



Photo 10. Intersection of Valley View Dr. and 4th St., 2014.



Photo 11. Looking south on 4th St., 405 Valley View on left, 2014.



Photo 12. View down alley behind 405 Valley View looking east, 2014.



Photo 13. Looking west on Valley View Dr., 2014.

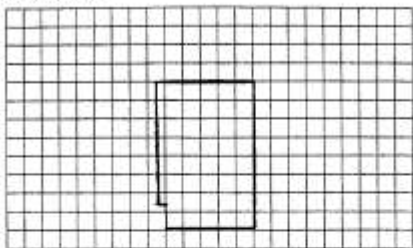
Attachment B: Historic Building Inventory Form

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated		
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.		
Date			

PROJECT NAME: Boulder Survey of Historic Places, 1995		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL5433
		TEMPORARY NO.: 1461-25-1-10-010		
CURRENT BUILDING NAME:		OWNER: HANNA ANNA		
ADDRESS: 405 VALLEY VIEW DR BOULDER, CO 80304		405 VALLEY VIEW DR BOULDER CO 80304-3225		
		TOWNSHIP 1N	RANGE 71W	SECTION 25 NE 1/4 SW 1/4
HISTORIC NAME:		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 1 LOT(S): 8 ADDITION: Mountain Heights YR. OF ADDITION: 1903		
FILM ROLL NO.: 95-13 BY: Roger Whitacre	NEGATIVE NO.: 13	LOCATION OF NEGATIVES: Boulder City Plng.		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1900 SOURCE: Boulder County Assessor
ATTACH PHOTOGRAPH HERE		USE: PRESENT: Residence HISTORIC: Residence		
		CONDITION: EXCELLENT X GOOD FAIR DETERIORATING		
		EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Nonhistoric siding; wrought iron porch support; (chimney appears on old assessor's card).		
		CONTINUED YES X NO		
STYLE: Vernacular Wood Frame		STORIES: 1 1/2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Wood, Stone, Brick		SQ. FOOTAGE: 1145	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: One-and-a-half-story frame dwelling with clipped cross-gable roof with overhanging eaves. Walls clad with lap siding; large brick facade chimney; stone foundation. Flat roofed porch at southeast corner has wrought iron support. Paneled and glazed door with carved decoration has transom above. Double-hung, 1/1-light windows; hipped roof hood above paired first story facade windows; shingles on hood. Stone retaining wall.		INDIVIDUAL: YES X NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
		ASSOCIATED BUILDINGS? X YES NO TYPE: Garage		
		IF INVENTORIED, LIST ID NOS.:		
ADDITIONAL PAGES: YES X NO		CONTINUED? YES X NO		

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5BL5433 ORIGINAL OWNER: Unknown SOURCE: THEME(S): Urban Residential Neighborhoods, 1858-present			
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <div style="text-align: right;">CONTINUED YES <input checked="" type="checkbox"/> NO</div>					
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This address does not appear in the 1901 city directory. In 1910, this was the home of Charles W. and Ella M. Cochran. Charles Cochran was a collector with the telephone company. In 1913, the house was listed as vacant. In 1946, the E.O. Westermeyers purchased this house. A newspaper clipping noted that they bought the house from Miss Elizabeth Runck, a nurse at the Boulder Sanitarium. The Westermeyers taught at the Seventh Day Adventist junior academy at 9th and Portland. Current owner, Anna Hanna, has lived in the house for many years. <div style="text-align: right;">CONTINUED YES <input checked="" type="checkbox"/> NO</div>					
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT	
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT				
TIER EVALUATION: STATEMENT OF SIGNIFICANCE: This house, although altered, represents vernacular residential construction in Boulder as reflected in its lack of architectural details which would distinguish a particular style; the house's clipped cross-gable roof is a notable feature. <div style="text-align: right;">CONTINUED YES <input checked="" type="checkbox"/> NO</div>					
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Boulder City Directories; Mary McRoberts, Index to Boulder County U.S. Census, 1910; Boulder Daily Camera files. <div style="text-align: right;">CONTINUED YES <input checked="" type="checkbox"/> NO</div>					
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">SURVEYED BY: R.L. Simmons/J.E. Broeker</td> <td style="width: 33%; border-bottom: 1px solid black;">AFFILIATION: Front Range Research Associates, Inc.</td> <td style="width: 33%; border-bottom: 1px solid black;">DATE: June 1995</td> </tr> </table>			SURVEYED BY: R.L. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1995
SURVEYED BY: R.L. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1995			



Historic Building Inventory Form Photograph, 1995

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Item 5F Page 25

CLASS OF BUILDING		HEIGHT		ROOF		LIGHT		DESCRIPTION	
Check	No. of Stories	Check	CONSTRUCTION	Check	CONSTRUCTION	Check	CONSTRUCTION	Check	CONSTRUCTION
1—Single Residence	1	2—Duplex	2	3—Bungalow, Apt., Ctl.	3	4—Flat or Terrace	4	5—Apartment House	5
6—Hotel	6	7—Store Building	7	8—Office Building	8	9—Hospital or Sanitarium	9	10—Bank Building	10
11—Theatre	11	12—Warehouse	12	13—Factory	13	14—Public Garage	14	15—Private Garage	15
16—Service Station	16	17—Hot House or Gr. House	17	18—Poultry House	18	19—Barn or Sheds	19		
<div>CONSTRUCTION</div> <div>Brick</div> <div>Tile</div> <div>Stone</div> <div>Concrete, Plain or Block</div> <div>Concrete, Reinforced</div> <div>Steel Frame</div>									
<div>CHARACTER OF CONST.</div> <div>Cheap</div> <div>Medium</div> <div>Good</div> <div>Fire Resisting</div> <div>Non-Fire Resisting</div>									
<div>STATE OF REPAIRS</div> <div>Bad</div> <div>Fair</div> <div>Good</div> <div>Very Good</div>									
<div>FOUNDATIONS</div> <div>Brick</div> <div>Concrete</div> <div>Stone</div> <div>Wood</div> <div>Tile</div>									
<div>BASEMENT</div> <div>Quarter</div> <div>Half</div> <div>Three-Quarter</div> <div>Full</div> <div>Cement Floor</div> <div>Finished Walls and Ceiling</div> <div>Laundry</div>									
<div>STYLE</div> <div>Gable</div> <div>Hip</div> <div>Flat</div> <div>Gambrel</div> <div>Mansard</div> <div>Leanto</div>									
<div>PLUMBING</div> <div>Old Style</div> <div>Modern</div> <div>No. Bath Tubs</div> <div>No. Shower Baths</div> <div>No. Toilets</div> <div>No. Lavatories</div> <div>No. Urinals</div> <div>No. Laundry Tubs</div> <div>No. Sinks</div> <div>Sanitary Closets</div> <div>Ceas Pool</div>									
<div>HEATING</div> <div>Store</div> <div>Hot Air</div> <div>Hot Water</div> <div>Steam</div> <div>No. Fireplaces</div> <div>No. Dummy Fireplaces</div> <div>Air Conditioned</div>									
<div>FUEL</div> <div>Coal</div> <div>Oil</div> <div>Gas</div> <div>Electricity</div>									
<div>OUTSIDE TRIM</div> <div>Wood</div> <div>Terra Cotta</div> <div>Stone</div> <div>Galv. Iron</div> <div>Concrete</div>									
<div>ROOFS</div> <div>Wood Shingle</div> <div>Composition Shingle</div> <div>Tar and Gravel</div> <div>Prepared Paper</div> <div>Sheet Iron</div> <div>Copper</div> <div>Concrete Tile</div> <div>Clay Tile</div> <div>Slate</div> <div>Asbestos Shingle</div> <div>Tin</div>									
<div>PRIVATE GARAGE</div> <div>Size</div> <div>Construction</div> <div>Floor</div> <div>Roof</div> <div>Heat</div>									
<div>SHEDS AND BARNES</div> <div>Size</div> <div>Const.</div> <div>Size</div> <div>Const.</div>									
<div>LOCAL IMPROVEMENTS</div> <div>Street Paving</div> <div>Alley Paving</div> <div>Sidewalks</div> <div>Curbings</div> <div>Water</div> <div>Storm Sewer</div> <div>Sanitary Sewer</div> <div>Electricity</div> <div>Gas</div> <div>Telephone</div>									
<div>MISCELLANEOUS</div> <div>Sideboards</div> <div>Buffet</div> <div>Cabinet</div> <div>Book Cases</div> <div>Beam Ceiling</div> <div>Incinerator</div> <div>Sky Lights</div> <div>Refrigerator or Cooler</div> <div>Bay Windows</div> <div>Dormer Windows</div> <div>Porch</div>									
<div>REMARKS</div>									



Tax Assessor Photograph, 405 Valley View Dr., c.1949

Attachment D: Deed and Directory Research

Deed and Directory Research – 405 Valley View Dr. Lot 8 BLK 1 Mountain Heights T1N R71W SEC 25

Owner (Deeds)	Date	Occupant(s)/Directory
<i>Subdivision Platted in 1903</i>		
James Maxwell (1903-1905)	1904	H.L. & S.L. Godard - 405 North St. first appears in directory
Herschel Godard (1905-1906)	1905	H.L. & S.L. Godard
Anna Gorton (1906-1910)	1906	Not Listed
	1908	Shaver
Ella Cochran (1910-1917)	1911	Charles and Ella Cochran. Collector, telephone company.
	1913	Vacant
	1916	
J.A. Snyder (1917-1922)	1918	
	1921	
John Sherry (1922-1924)	1923	
H.G. Bryson (1924-1928)	1926	
	1928	
Nellie Kautzsch (1928-1934)	1930	
	1932	
Boulder Building & Loan (1934-1944)	1936	
	1938	
	1940	
	1943	
Multiple owners; including E.O. Westermeyer	1946	Westermeyers taught at the Seventh Day Adventist Jr. Academy
Vernon Trumbo (1946-1951)	1949	
	1951	
John and Anna Hanna (1951-1998)	1953	
	1955	
	1956	<i>Valley View Dr. first appears in city directory</i>
	1958	
	1959	
	1960	
	1961	
	1962	
	1963	
	1964	

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barkar), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area. Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment F: North Boulder Historical Background

4/94 - prepared by Front Range Research, Inc. with funding from the City
of Boulder Landmarks Preservation Advisory Board

1

NORTH BOULDER HISTORIC OVERVIEW

Agricultural and Transportation Development

Agriculture was the dominant pursuit in the North Boulder area prior to World War II. Truck gardens, orchards, and fruit cultivation were undertaken on small parcels of twenty acres and less. Cattle ranching was also important. The Farmers and Silver Lake ditches flow northward through the area and provide irrigation water to the region's agricultural endeavors. The Farmers Ditch (Priority Number 14) first diverted water from Boulder Creek in 1862. The Silver Lake Ditch (Priority Number 48) was developed by James P. Maxwell and George Oliver in 1888. The latter ditch supplied water to Mesa Reservoir (1893), located to the northeast, and to Mesa Park Reservoir (now Wonderland Lake), which was created about 1905.¹

A natural transportation corridor northward along the hogback extended through the North Boulder area. An early wagon road connected Boulder and Lyons, extending from the end of 12th Street (Broadway) in Boulder. In the early 1880s, the Boulder, Left Hand, and Middle Park Railroad was organized by C.G. Buckingham, James P. Maxwell, and others to construct a line north from Boulder, westward up Left Hand Canyon, over Buchanan Pass, to the coal fields of Middle Park. From 1881 to 1883 a road bed was graded through North Boulder west of Broadway to the mouth of Left Hand Canyon. The project was abandoned before any rails were laid along the route.²

Residents of North Boulder

The most prominent member of the agricultural community in North Boulder was James P. Maxwell, who lived northwest of present-day Broadway and Linden. Born in Bigfoot, Wisconsin, in 1839, Maxwell came to Colorado with his father in 1859 and settled in Boulder in 1870. Maxwell, for whom the Boulder street is named, compiled a long career of public service, serving as a Colorado State Senator (1876-80 and 1896-1900), State Engineer (1888-93), mayor of Boulder (1878-80), and Boulder County Treasurer (1880-82). In private affairs, Maxwell was one of Boulder's most active pioneers. He served as president of the First National

¹Anne Dyni, *Pioneer Voices of the Boulder Valley: An Oral History* (Boulder, Colorado: Boulder County Parks and Open Space Department, 1989), 99-100 and Colorado Historical Society, Management Data Form, "Silver Lake Ditch," 5BL3813.1.

²Colorado Historical Society, Inventory Record Form, "Boulder, Left Hand, and Middle Park Railroad and Telegraph Company," 5BL417.

Bank of Boulder and was active in many development projects in Boulder County, including surveying, real estate, irrigation development, road building, and cattle raising.³

Maxwell became involved in cattle ranching in the North Boulder area around 1893. In 1906, he built a large, two-story brick home on Maxwell Hill north of Linden (addressed as 3737 Broadway). The home was surrounded with orchards (See Figures 1 and 2). Maxwell died in 1929 but his sons, Mark N. ("Marc") and Clinton J., continued to live at the homestead. They formed the Maxwell Brothers Registered Hereford Company and engaged in the cattle business for many years. Clinton died in 1958 and Mark in 1960. Other members of the Maxwell family were also involved in the development of the North Boulder area.⁴

South and southwest of Maxwell Hill, in the area today bounded by Broadway west to 4th Street and Linden south to Juniper, was an area of agricultural parcels. One of the better known farms here was the Cunningham place at 3703 4th Street, which consisted of a portion of the Maxwell Ranch sold to Oscar and Lottie Johnson in 1916. The site featured a two story house and barn (both with fieldstone first stories) and assorted outbuildings (See Figure 3). The farm was sold to Walter and Minnie Wamser in 1944. Minnie (Wamser) Cunningham lived on the farm until her death in 1984. Ms. Cunningham ran a large herd of goats, and the tendency of the goats to stray onto adjoining lands led Mark Maxwell to seek an injunction and damages against her in 1952.⁵

Other agricultural settlers in the area south of Maxwell Hill included: William G. and Mildred S. Sutherland (a landscape gardener and nurseryman); Everett M. and Belle D. McCaslin (a farmer); Walter H. and Ella Wilson (a fruit grower); John M. and Jennie Conley (a market gardener); Burns R. and Emma Glidden (a farmer); and Quinsy A. and Mabel F. Zimmerman (a gardener).⁶

William W. and Anna J. Wolf owned twenty acres at the northeast corner of Broadway and Iris. Wolf, a stockman, came to the site

³Boulder Daily Camera, 7 April 1929 and 4 May 1954.

⁴Jane Valentine Barker, *76 Historic Homes of Boulder, Colorado* (Boulder, Colorado: Pruett Publishing Co., 1976), 76-77 and Boulder Daily Camera, 7 January 1960.

⁵Boulder Daily Camera, 16 August 1952.

⁶Henry A. Drumm, "Drumm's Wall Map of City of Boulder and Vicinity" (Boulder, Colorado: Henry A. Drumm, 1915) and R.L. Polk, *Boulder City Directory* (Boulder, Colorado: R.L. Polk and Co., 1913-26).

in 1891 and developed a large orchard of apple trees. A large house surrounded by maple trees (see Figure 4) and a barn were among the improvements at the farm.⁷ Farms were more scattered east of the Wolf farm along present-day Iris Avenue and the quarter section roads extending northward (present-day 19th and 26th streets). For example, Adam C. Fye was located northeast of 19th and Iris, while Carl G. and Johanna Johnson lived northwest of 26th and Iris. A slaughterhouse owned by E.P. Euler and Charles Voegtli was located south of the Farmers Ditch just east of 19th Street. Euler operated a meat store at 1425 Pearl Street.⁸

Development Activity

A few historic subdivisions were platted in the north Boulder area. The 1910-era Wellington Gardens subdivision was one component of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. Wellington Gardens embraced more than four square miles, including most of North Boulder north of present-day Norwood, as well as lands to the northeast (See Figure 5). The property was purchased from James P. Maxwell and the Tyler estate and reportedly had hundreds of acres of alfalfa under cultivation. The subdivision was planned as irrigated fruit and garden tracts, bringing "the agricultural center of the county right to the doors of Boulder, where it can be marketed with the least expense and the greatest return." The Wellington Terrace subdivision, platted on sixty acres purchased from W.W. Wolf in 1908, was also developed by Degge. Located immediately north of Wolf's homestead on Broadway, the subdivision was laid out in a more typically residential manner with smaller lots.⁹

In 1918, the Boulder County Hospital and Poor Farm relocated to the North Boulder area on William W. Wolf's twenty acre site. The original Wolf residence was used by the institution, additions constructed, and new buildings added to the site (See Figure 6). The facility stopped functioning in 1962 and was subsequently used by the County Health Department and other county governmental activities.¹⁰

⁷Anne Quinby Dyni, "History of the Boulder County Poor Farm and Hospital," 7, in the files of the Carnegie Library for Local History, Boulder, Colorado.

⁸Drumm and R.L. Polk.

⁹Boulder Daily Camera, Industrial Number, 4 January 1910; Drumm; and Boulder Daily Camera, 30 March 1908.

¹⁰Dyni, "History of the Boulder County Poor Farm and Hospital."

Post World War II Developments

The area north of Iris, while adjacent to the City of Boulder, was not annexed to the city until fairly recent times. The first annexation of land in North Boulder north of Iris Avenue occurred in 1954 with the acquisition of the Boulder County Hospital grounds at Broadway and Iris. Large pieces of the area were brought into the city in 1957 and 1959, 1978, and 1990. Scores of smaller parcels in the area have also been annexed.¹¹

Post World War II developments in the area have included the emergence of a commercial strip along North Broadway and the construction of the 28th Street Bypass, extending diagonally from the vicinity of 28th and Jay Road to Broadway north of Lee Hill Road. Maxwell Reservoir, a city water distribution facility west of Maxwell Hill, was completed in June 1953. A National Guard Armory and the Holiday Twin Drive-In Theater were constructed in the area southeast of Broadway and Lee Hill Road. Mobile home parks and townhome developments have also occurred in the area.

¹¹City of Boulder Planning Department, "Annexation Map, Boulder, Colorado."

Figure 1. James P. Maxwell House at 3737 Broadway in the 1970s. SOURCE: Barker, *76 Homes*, p. 76.

Figure 2. The Maxwell family poses in the orchard surrounding their house, with the house and barn visible in background, circa 1910s. SOURCE: Carnegie Library for Local History, Thomas C. Black photograph (damaged negative), call number BHS 207, b04, e56.

Figure 3. Undated panorama of the Cunningham Place showing house and outbuildings at 3703 4th Street. SOURCE: Carnegie Library for Local History, Small Photograph Collections, call number 750, b06, e17.

Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

Figure 5. Map showing the Wellington Gardens subdivision, platted as part of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. SOURCE: Carnegie Library for Local History, Clippings on W.W. Degge.

Figure 6. The Boulder County Hospital northwest of Broadway and Iris in 1941. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

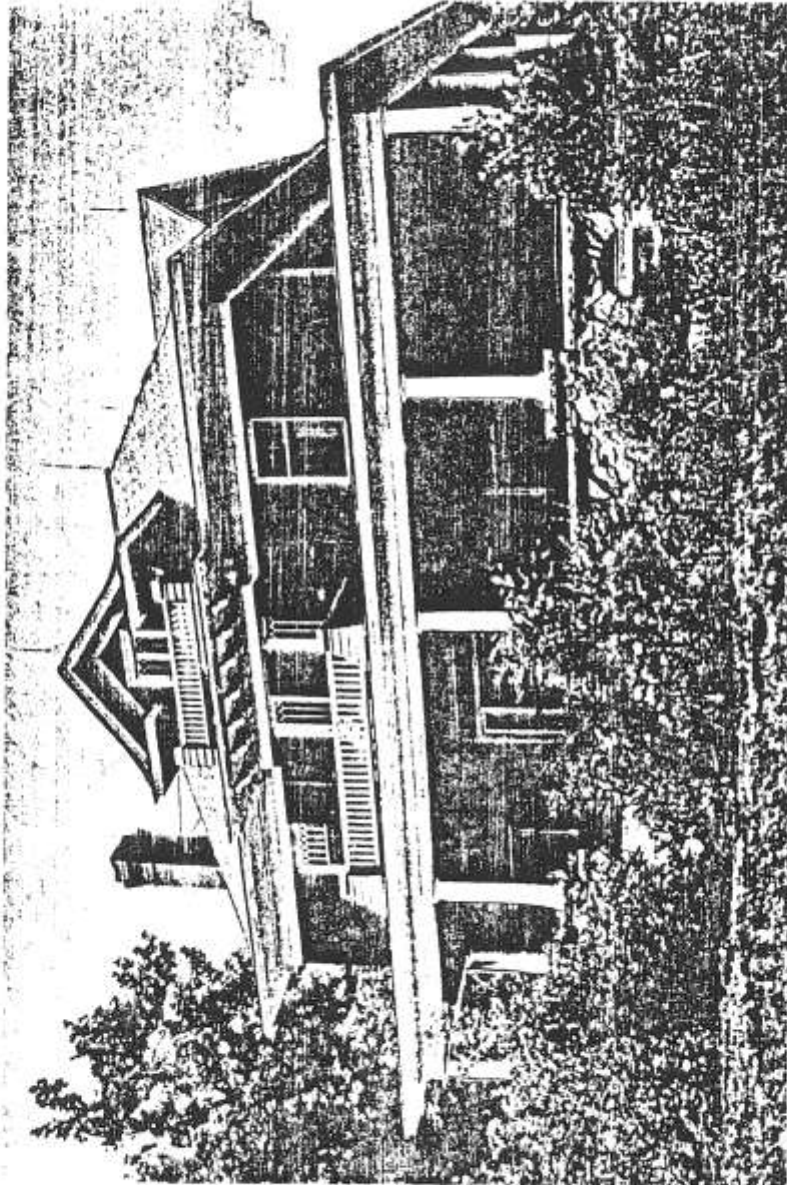


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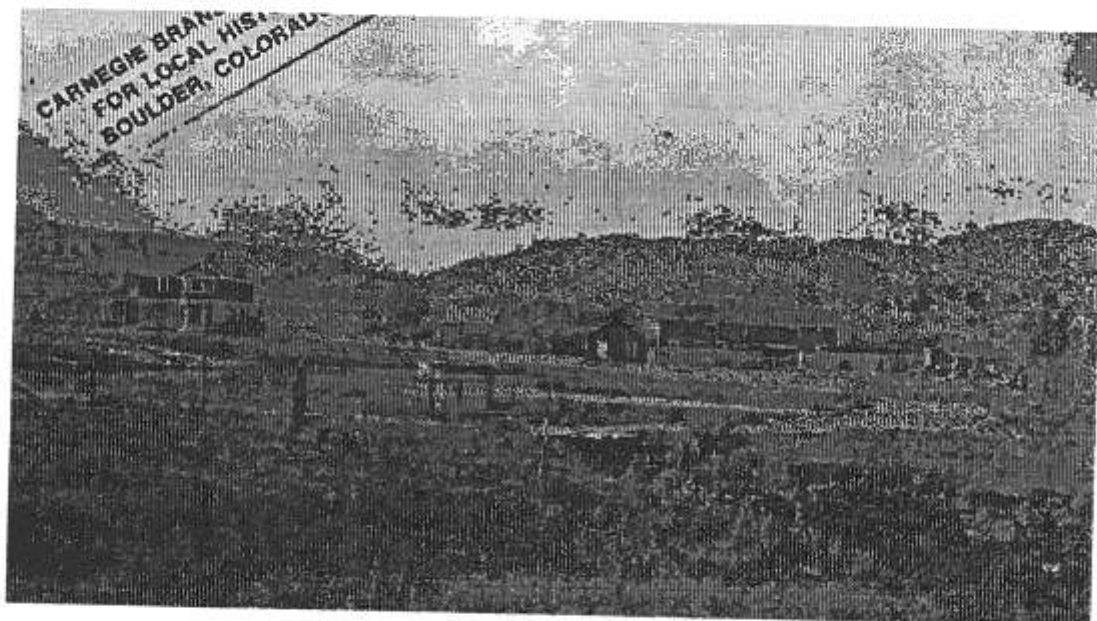


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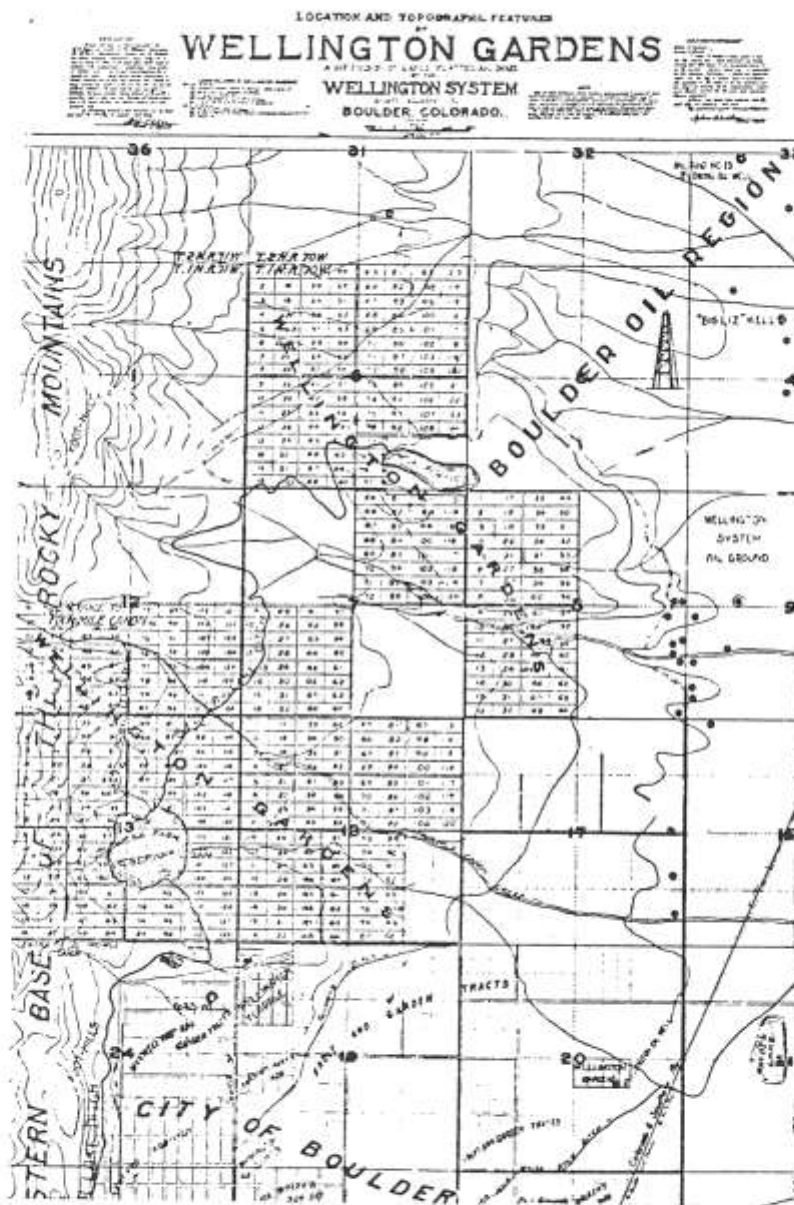


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